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1998

THE AREA PLAN COMMISSION
of Tippecanoe County, Indiana

City of Lafayette
City of West Lafayette
Unincorporated Tippecanoe County
Town of Battle Ground
Town of Clarks Hill
Town of Dayton

**Second
Edition**

The
**Unified
Zoning
Ordinance**

\$20.00

This Edition Includes Amendments 1 – 31, 33 – 43

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AMENDMENT 36:

Sections 3-2-4; (excavating and building contractors) 4-4-11; 4-9-9

Adopted 5-05-03 Tippecanoe County, Lafayette, West Lafayette, Dayton; 5-12-03 Battle Ground; in effect on 7-15-03 in Clarks Hill for lack of action

AMENDMENT 37:

Sections 4-2-2 and 4-4-1(a) (setback averaging in the R3W zone)

Adopted 6-02-03 Tippecanoe County, Lafayette, West Lafayette, Dayton; 6-09-03 Clarks Hill; 7-07-03 Lafayette; 7-14-03 Battle Ground

AMENDMENT 38:

Sections 1-10-2 (Indiana Scenic Byway, River Road Scenic Byway, rural outdoor sign and incidental sign); 5-4-4; and Appendix F-2

Adopted 8-4-03 Tippecanoe County, Lafayette, West Lafayette, Dayton; 8-11-03 Battle Ground and Clarks Hill

AMENDMENT 39:

Sections 3-2-2 (lab animal farms) 6-3-1(d) (penalties based on violations of the ordinance)

Adopted 8-4-03 Tippecanoe County, Lafayette, West Lafayette, Dayton; 8-11-03 Battle Ground and Clarks Hill

AMENDMENT 40:

Sections 3-2-2 (job training & vocational rehab. services; residential care) 4-8-8 (changeable copy signs) 4-8-3 (e) (gateway signs) 5-5-6 (rural home occupations)

Adopted 9-3-03 Tippecanoe County; 9-16-03 Lafayette; 10-7-03 West Lafayette; 11-8-03 Dayton; 11-10-03 Battle Ground; and 9-15-03 Clarks Hill

AMENDMENT 41:

Sections 2-13-5 and 4-2-1(NBU minimum lot width) 2-26-18 (FP compaction tests) 2-27-4 (PD pre-submission conference) 4-8-11 (subdivision development signs typographical error)

Adopted 2-2-04 Tippecanoe County; 2-2-04 Lafayette; 3-1-04 West Lafayette; 2-2-04 Dayton; 2-9-04 Battle Ground; and 2-2-04 Clarks Hill

AMENDMENT 42:

Section 3-2-2 (Veterinary services in the OR zone)

Adopted 4-5-04 Tippecanoe County; 4-12-04 Lafayette; 4-7-04 West Lafayette; 5-3-04 Dayton; 4-12-04 Battle Ground; and 4-12-04 Clarks Hill

AMENDMENT 43:

Sections 1-10-2, 3-2-5, 4-6-3, 4-4-12(Winery Amendment) and Chapters 2 & 4 (setbacks for business & industrial districts when adjacent to residential use)

Adopted 5-3-04 Tippecanoe County; 5-3-04 Lafayette; 5-3-04 West Lafayette; 5-3-04 Dayton; 5-10-04 Battle Ground; and 5-10-04 Clarks Hill

TEMPORARY SIGN. Any ***building sign*** that is used only temporarily, and is not permanently mounted. It shall be attached to a ***building***.

TENT. A shelter designed to provide temporary quarters for travel, recreation or camping, with at least some portion of its walls and/or roof made of, or covered or protected by, canvas or any other fabric material.

THROUGH LOT. A ***lot*** fronting on two parallel or approximately parallel ***streets***.

TRASH TRANSFER STATION. A facility at which solid waste is transferred from a vehicle or a container to another vehicle or container for transportation. This does not include either a ***recycling collection facility***, or a ***recycling processing facility***.

TREE. A large, woody plant having one or several self-supporting stems or trunks and numerous branches. It may be classified as deciduous or evergreen.

TRUCK STOP. Any retail facility that dispenses motor fuels to the general public primarily for use in trucks and other commercial vehicles. This facility may sell other merchandise (motor oil, tires, batteries, parts, etc.), perform maintenance, servicing and repair work, and provide overnight accommodations and food service primarily for the use of truck crews.

TRUCK TIRE MOBILE SALES AND SERVICE. A facility serving the trucking industry predominantly by delivering and installing on the Interstate or other roads and streets, new or retread tires to trucks that have suffered tire damage.

TWO-FAMILY DWELLING. A ***building***, on a separate ***lot***, containing two ***dwelling units***.

UNDERSTORY. A landscape element which functions as a barrier or "wall", used to block or screen the view into or out of a site.

UNIVERSITY-PROXIMATE RESIDENCE. Any newly constructed or converted ***dwelling unit*** within the corporate limits of the City of West Lafayette, lying south of Stadium Avenue extended to the Wabash River, or north of Stadium Avenue to the centerline of Meridian Street between the centerlines of Grant Street and Northwestern Avenue, for which an ***improvement location permit*** has been obtained subsequent to the adoption of this definition.

URBAN AREA. Land that falls within:

- (1) the 2000 urbanized area designated by the United States Bureau of Census (See Appendix F-1); or
- (2) an incorporated city or town. (Amend 29)

URBANIZED SEWERED AREA. Older developed parts of the cities and incorporated towns designated by map in Appendix A.

USE. The employment or occupation of a **building, structure** or land for a person's service, benefit or enjoyment.

USE VARIANCE. The approval of a **primary use** other than that prescribed by the zoning ordinance for that **zone**, such as **density** capped in another **zone**, the granting of which is prohibited by law. (Amend 18)

VARIANCE. A specific approval granted by the Area Board of Zoning Appeals (**ABZA**) or its Lafayette Division (**ABZA-LD**) in the manner prescribed by this ordinance, to deviate from the development standards (such as height, bulk, area) that the ordinance otherwise prescribes.

VEGETATIVE COVER: Pervious surface supporting plant materials.

VISION SETBACK. A triangular open space at the intersection of certain **streets**, certain **alleys** and **streets**, and certain driveways and **streets**, within which nothing can be erected, parked, placed, planted or allowed to grow in such a way as to materially impede drivers' vision between 2.5' and 8' above grade, row crops excluded.

WALL SIGN. Any **sign** attached parallel to, but within six inches of, a wall, painted on the wall surface of, or erected and confined within the limits of an outside wall of any **building** or **structure**, which is supported by such wall or **building**, and which displays only one **sign** surface.

WINDOW SIGN. Any **sign**, picture, symbol, or combination thereof, designed to communicate information about an activity, business, commodity, event, sale, or service, that is placed inside a window or upon the window panes or glass and is visible from the exterior of the window.

WINERY. An establishment which is primarily engaged in one or more of the following: (1) growing grapes and manufacturing wines and brandies; (2) manufacturing wines and brandies from grapes and other fruits grown elsewhere; (3) blending wines and brandies; and (4) bottling wines and brandies (See Footnote 58). In addition, a winery may include offices, reception area, indoor tasting rooms, outdoor tasting patio and/or deck,

and a sales room where wine made or bottled on-premise and wine-related items produced or manufactured elsewhere may be sold.

A winery may provide tours, and hold private and public events. Private events, those limited to attendance by invitation or reservation, and public events, those open to the public without the requirement of an invitation or reservation at which entertainment, either a spectator or participatory event, is provided as the main attraction, are permitted subject to Footnote 58.

Unless located in a zone that also permits eating and drinking places as a primary use, a winery may only serve food prepared by an off-premises caterer and may not include a restaurant. Wineries are also subject to all Federal and Indiana statutes and rules governing these activities. Growing grapes without manufacturing wine is a vineyard and is classified in SIC 0172, a part of Agricultural Production - Crops. Distribution of wine and brandy without bottling is classified in SIC 5182, a part of Wholesale Trade – Nondurable Goods. (Amend 43)

ZERO-LOT-LINE (ZLL) DWELLING. A **building**, on a separate **lot**, containing one **dwelling unit** built so that one or more of the **building's** sides rest directly on a **lot line**.

ZONAL BASE RATE. The area of **signage** which is multiplied by various factors to determine the maximum sign area per **sign-lot**. The **ZONAL BASE RATE** is:

- (1) 6 sq.ft. in R1, R1A, R1B, R1U, R1Z, R2, R2U and RE **zones**;
- (2) 20 sq.ft. in R3, R3U, R3W, and R4W **zones** and for institutional **uses** (SIC 801-972) permitted under 3-2 below in **residential, rural** and **flood plain zones**;
- (3) 30 sq.ft. in NBU and MR **zones**;
- (4) 40 sq.ft. in NB, OR, GB, HB, CB, CBW, I1, I2 and I3 **zones**; and
- (5) 10 sq.ft. in A, AA, AW, and FP **zones**. (Amend. 27)

ZONE. A specifically delineated area or district within which regulations and requirements uniformly govern the **use**, placement, spacing and size of land and **buildings**.

2 ZONE REGULATIONS

R1	2-1 SINGLE-FAMILY RESIDENTIAL ZONES	R1
2-1-1	INTENT:	To provide areas for low density single-family dwellings .
2-1-2	PERMITTED USES AND STRUCTURES:	Primary uses: see 3-2 Accessory uses: see 4-1
2-1-3	USES AND STRUCTURES ALLOWED BY SPECIAL EXCEPTION:	Primary uses: see 3-2
2-1-4	MINIMUM LOT AREA:	Served by sanitary sewer - 10000 sq.ft. Not served by sanitary sewer - as determined by the Tippecanoe County Health Department (and the Division of Sanitary Engineering, Indiana State Department of Health except for single- and two-family residences), on a lot-by-lot basis, but in no case less than 30,000 sq.ft. (Amend 31) See 4-3 for additional information
2-1-5	MINIMUM LOT WIDTH:	Served by sanitary sewer - 75' Not served by sanitary sewer - as determined by the Tippecanoe County Health Department (and the Division of Sanitary Engineering, Indiana State Department of Health except for single- and two-family residences), on a lot-by-lot basis, but in no case less than the requirement for uses served by sanitary sewer See 4-3 for additional information
2-1-6	LOT COVERAGE:	Maximum coverage by all buildings - 25% Minimum vegetative cover - 40%
2-1-7	MINIMUM FRONT, REAR OR SIDE SETBACK ALONG STREET FRONTAGE: (Amend 8)	Along a local street or place - 25' Along a collector street - 30' Along a secondary arterial - 40' Along a primary arterial - 60' See 4-4 for exceptions

2-11 SINGLE-FAMILY, TWO-FAMILY AND R4W MULTI-FAMILY RESIDENTIAL ZONES, cont'd. R4W		
2-11-7	LOT COVERAGE:	Maximum coverage by all <i>buildings</i> - 40% Minimum <i>vegetative cover</i> - 30%
2-11-8	MINIMUM FRONT, REAR OR SIDE SETBACK ALONG STREET FRONTAGE: (Amend 8)	Along a <i>local street or place</i> - 25' Along a <i>collector street</i> - 30' Along a <i>secondary arterial</i> - 40' Along a <i>primary arterial</i> - 60' See 4-4 for exceptions
2-11-9	MINIMUM REAR SETBACK NOT ALONG STREET FRONTAGE:	<i>Primary use building</i> - 25' <i>Accessory use or building</i> - 10' See 4-4 for additional information
2-11-10	MINIMUM SIDE SETBACK NOT ALONG STREET FRONTAGE:	6' See 4-4 for additional information
2-11-11	MAXIMUM BUILDING HEIGHT:	14' at the finished floor of the upper <i>story</i> See 4-5 for exceptions
2-11-12	MINIMUM OFF-STREET PARKING REQUIREMENTS:	<i>Residential use</i> : 2 spaces per <i>dwelling unit</i> (except <i>university-proximate residences</i> : see 4-6-4) <i>Nonresidential use</i> : See 3-2 and 4-6-3
2-11-13	ON PREMISE SIGNS:	See 4-8
2-11-14	BUFFERING REQUIREMENTS:	See 4-9

NB 2-12 NEIGHBORHOOD BUSINESS ZONES NB		
2-12-1	INTENT:	To provide areas for retail and service establishments appropriate to the needs of nearby residents.
2-12-2	PERMITTED USES AND STRUCTURES:	<i>Primary uses</i> : see 3-2 <i>Accessory uses</i> : see 4-1
2-12-3	USES AND STRUCTURES ALLOWED BY SPECIAL EXCEPTION:	<i>Primary uses</i> : see 3-2
2-12-4	MINIMUM LOT AREA:	<i>Served by sanitary sewer</i> - none <i>Not served by sanitary sewer</i> - as determined by the Tippecanoe County Health Department and the Division of Sanitary Engineering, Indiana State

NB	2-12 NEIGHBORHOOD BUSINESS ZONES, cont'd.	NB
		Department of Health, on a lot-by-lot basis See 4-3 for additional information
2-12-5	MINIMUM LOT WIDTH:	Served by sanitary sewer - none Not served by sanitary sewer - as determined by the Tippecanoe County Health Department and the Division of Sanitary Engineering, Indiana State Department of Health, on a lot-by-lot basis See 4-3 for additional information
2-12-6	LOT COVERAGE:	Maximum coverage by all buildings - 50% Minimum vegetative cover - 20%
2-12-7	MINIMUM FRONT, REAR OR SIDE SETBACK ALONG STREET FRONTAGE:	Along a local street or place - 25' Along a collector street - 30' Along a secondary arterial - 40' Along a primary arterial - 60' See 4-4 for exceptions
2-12-8	MINIMUM REAR SETBACK NOT ALONG STREET FRONTAGE:	15' See 4-4 for additional information
2-12-9	MINIMUM SIDE SETBACK NOT ALONG STREET FRONTAGE:	0' (10' if abutting a residential zone or use) (Amend 43) See 4-4 for additional information
2-12-10	MAXIMUM BUILDING HEIGHT:	35' See 4-5 for exceptions
2-12-11	MINIMUM OFF-STREET PARKING REQUIREMENTS:	See 3-2 and 4-6-3
2-12-12	MINIMUM OFF-STREET LOADING REQUIREMENTS:	See 4-6-18
2-12-13	ON PREMISE SIGNS:	See 4-8
2-12-14 (Amend 5)	BUFFERING REQUIREMENTS:	See 4-9

NBU	2-13 NEIGHBORHOOD BUSINESS ZONES	NBU
2-13-1	INTENT:	To preserve and protect older parts of the community by providing areas for retail and

MR	2-15 MEDICAL RELATED ZONES, cont'd.	MR
2-15-6	LOT COVERAGE:	Maximum coverage by all <i>buildings</i> - 40% Minimum <i>vegetative cover</i> - 30%
2-15-7	MINIMUM FRONT, REAR, OR SIDE SETBACK ALONG STREET FRONTAGE: (Amend 8)	Along a <i>local street or place</i> - 25' Along a <i>collector street</i> - 30' Along a <i>secondary arterial</i> - 40' Along a <i>primary arterial</i> - 60' See 4-4 for exceptions
2-15-8	MINIMUM REAR SETBACK NOT ALONG STREET FRONTAGE:	Nonresidential <i>use</i> - 25' <i>Single- and two-family dwelling:</i> <i>Primary use building</i> - 25' <i>Accessory building or use</i> - 6' <i>Multi-family dwelling:</i> <i>Primary use building</i> - 25' <i>Accessory building or use</i> - 10' See 4-4 for additional information
2-15-9	MINIMUM SIDE SETBACK NOT ALONG STREET FRONTAGE:	Nonresidential <i>use:</i> 0' (10' if abutting a <i>residential zone</i> or <i>use</i>) <i>Single- and two-family dwelling:</i> <i>Primary use building</i> - 6' <i>Accessory building</i> - 4' <i>Multi-family dwelling:</i> 6'
2-15-10	MAXIMUM BUILDING HEIGHT:	<i>Single- and two-family dwelling</i> - 35' <i>Multi-family dwelling</i> - 35' Nonresidential <i>use</i> - 60' See 4-5 for exceptions
2-15-11	MINIMUM OFF-STREET PARKING REQUIREMENTS: (Amend 8)	Residential <i>use:</i> <i>Single- and two-family:</i> 2 spaces per <i>dwelling unit</i> : see 4-6-4) (Amend 5) <i>Multi-family (LAFAYETTE):</i> 1.50 per <i>efficiency</i> and 1- <i>BR</i> unit 1.75 per 2- <i>BR</i> unit 2.00 per 3+ <i>BR</i> unit <i>Multi-family (WL, TIPP.CO, DTN, BG, CH</i> 2 spaces per <i>dwelling unit</i> Nonresidential <i>use:</i> See 3-2, 4-6-3 and 4-6-11-b
2-15-12	MINIMUM OFF-STREET LOADING REQUIREMENTS:	See 4-6-18

MR	2-15 MEDICAL RELATED ZONES, cont'd.	MR
2-15-13	ON PREMISE SIGNS:	See 4-8
2-15-14	BUFFERING REQUIREMENTS:	See 4-9

GB	2-16 GENERAL BUSINESS ZONES	GB
2-16-1	INTENT:	To provide areas for all kinds of commercial activity, including retailing, services, some wholesaling, self-storage warehousing and contracting.
2-16-2	PERMITTED USES AND STRUCTURES:	<i>Primary uses:</i> see 3-2 <i>Accessory uses:</i> see 4-1
2-16-3	USES AND STRUCTURES ALLOWED BY SPECIAL EXCEPTION:	<i>Primary uses:</i> see 3-2
2-16-4	MINIMUM LOT AREA:	Served by sanitary sewer - none Not served by sanitary sewer - as determined by the Tippecanoe County Health Department and the Division of Sanitary Engineering, Indiana State Department of Health, on a lot-by-lot basis See 4-3 for additional information
2-16-5	MINIMUM LOT WIDTH:	Served by sanitary sewer - none Not served by sanitary sewer - as determined by the Tippecanoe County Health Department and the Division of Sanitary Engineering, Indiana State Department of Health, on a lot-by-lot basis See 4-3 for additional information
2-16-6	LOT COVERAGE:	Maximum coverage by all buildings - 60% Minimum vegetative cover - 10%
2-16-7	MINIMUM FRONT, REAR OR SIDE SETBACK ALONG STREET FRONTAGE:	Along a local street or place - 25' Along a collector street - 30' Along a secondary arterial - 40' Along a primary arterial - 60' See 4-4 for exceptions
2-16-8	MINIMUM REAR SETBACK NOT ALONG STREET FRONTAGE:	15' (40' if <i>rear lot line</i> abuts a <i>residential zone</i> or <i>use</i>) (Amend 43) See 4-4 for additional information

GB	2-16 GENERAL BUSINESS ZONES, cont'd.	GB
2-16-9	MINIMUM SIDE SETBACK NOT ALONG STREET SETBACK:	0' (30' if <i>side lot line</i> abuts a <i>residential zone</i> or <i>use</i>) (Amend 43) See 4-4 for additional information
2-16-10	MAXIMUM BUILDING HEIGHT:	35' See 4-5 for exceptions
2-16-11	MINIMUM OFF-STREET PARKING REQUIREMENTS:	See 3-2 and 4-6-3
2-16-12	MINIMUM OFF-STREET LOADING REQUIREMENTS:	See 4-6-18
2-16-13	ENTRANCE RESTRICTIONS:	See 4-7
2-16-14	ON PREMISE SIGNS:	See 4-8
2-16-15	BUFFERING REQUIREMENTS:	See 4-9
2-16-16	INDUSTRIAL PERFORMANCE STANDARDS:	See 4-10

HB	2-17 HIGHWAY BUSINESS ZONES	HB
2-17-1	INTENT:	To provide areas where interregional highways (I-65, US 52, US 231, SRs 25, 26, 28, 38 and 43) intersect each other, for the lodging, shopping, recreational and service needs of the traveling public.
2-17-2	PERMITTED USES AND STRUCTURES:	<i>Primary uses:</i> see 3-2 <i>Accessory uses:</i> see 4-1
2-17-3	USES AND STRUCTURES ALLOWED BY SPECIAL EXCEPTION:	<i>Primary uses:</i> see 3-2
2-17-4	MINIMUM LOT AREA:	Served by sanitary sewer - none Not served by sanitary sewer - as determined by the Tippecanoe County Health Department and the Division of Sanitary Engineering, Indiana State Department of Health, on a lot-by-lot basis See 4-3 for additional information

HB	2-17 HIGHWAY BUSINESS ZONES, cont'd.	HB
2-17-5	MINIMUM LOT WIDTH:	Served by sanitary sewer - none Not served by sanitary sewer - as determined by the Tippecanoe County Health Department and the Division of Sanitary Engineering, Indiana State Department of Health, on a lot-by-lot basis. See 4-3 for additional information
2-17-6	LOT COVERAGE:	Maximum coverage by all buildings - 40% Minimum vegetative cover - 20%
2-17-7	MINIMUM FRONT, REAR OR SIDE SETBACK ALONG STREET FRONTAGE:	Along a local street or place - 25' Along a collector street - 30' Along a secondary arterial - 40' Along a primary arterial - 60' See 4-4 for exceptions
2-17-8	MINIMUM REAR SETBACK NOT ALONG STREET FRONTAGE:	15' (40' if rear lot line abuts a residential zone or use) (Amend 43) See 4-4 for additional information
2-17-9	MINIMUM SIDE SETBACK NOT ALONG STREET FRONTAGE:	0' (30' if side lot line abuts a residential zone or use) (Amend 43) See 4-4 for additional information
2-17-10	MAXIMUM BUILDING HEIGHT:	35' See 4-5 for exceptions
2-17-11	MINIMUM OFF-STREET PARKING REQUIREMENTS:	See 3-2 and 4-6-3
2-17-12	MINIMUM OFF-STREET LOADING REQUIREMENTS:	See 4-6-18
2-17-13	ENTRANCE RESTRICTIONS:	See 4-7
2-17-14	ON PREMISE SIGNS:	See 4-8
2-17-15	BUFFERING REQUIREMENTS:	See 4-9

CB	2-18 CENTRAL BUSINESS ZONES	CB
2-18-1	INTENT:	To provide core business areas in the central parts of the cities for retailing,

CBW	2-19 CENTRAL BUSINESS ZONES, cont'd.	CBW
2-19-9	MINIMUM SIDE SETBACK NOT ALONG STREET FRONTAGE:	0' See 4-4 for additional information
2-19-10	MAXIMUM BUILDING HEIGHT:	35' See 4-5 for exceptions
2-19-11	MINIMUM OFF-STREET PARKING REQUIREMENTS:	See 3-2 and 4-6-3 including parking structure (Amend 5)
2-19-12	MINIMUM LOADING REQUIREMENTS:	See 4-6-18
2-19-13	ON PREMISE SIGNS:	See 4-8
2-19-14	BUFFERING REQUIREMENTS:	See 4-9

I1	2-20 INDUSTRIAL ZONES	I1
2-20-1	INTENT:	To provide areas for industrial activity, contracting, warehousing and wholesaling, that are low in impact because they are operated entirely indoors and have attached or indoor loading facilities -- and associated retail and service establishments and agricultural activities as identified in the Permitted Use Table.
2-20-2	PERMITTED USES AND STRUCTURES:	Primary uses: see 3-2 Accessory uses: see 4-1
2-20-3	USES AND STRUCTURES ALLOWED BY SPECIAL EXCEPTION:	Primary uses: see 3-2
2-20-4	MINIMUM LOT AREA:	Served by sanitary sewer - 10000 sq.ft. Not served by sanitary sewer - as determined by the Tippecanoe County Health Department and the Division of Sanitary Engineering, Indiana State Department of Health, on a lot-by-lot basis, but in no case less than the requirement for uses served by sanitary sewer. See 4-3 for exceptions

I1**2-20 INDUSTRIAL ZONES, cont'd.****I1**

2-20-5	MINIMUM LOT WIDTH:	Served by sanitary sewer - 75' Not served by sanitary sewer - as determined by the Tippecanoe County Health Department and the Division of Sanitary Engineering, Indiana State Department of Health, on a lot-by-lot basis, but in no case less than the requirement for uses served by sanitary sewer See 4-3 for exceptions
2-20-6	LOT COVERAGE:	Maximum coverage by all buildings - 25% Minimum vegetative cover - 30%
2-20-7	MINIMUM FRONT, REAR OR SIDE SETBACK ALONG STREET FRONTAGE:	Along a local street or place - 25' Along a collector street - 30' Along a secondary arterial - 40' Along a primary arterial - 60' See 4-4 for exceptions
2-20-8	MINIMUM REAR SETBACK NOT ALONG STREET FRONTAGE:	15' (40' if rear lot line abuts a residential zone or use) (Amend 43) See 4-4 for additional information
2-20-9	MINIMUM SIDE SETBACK NOT ALONG STREET FRONTAGE:	0' (30' if side lot line abuts a residential zone or use) (Amend 43) See 4-4 for additional information
2-20-10	MAXIMUM BUILDING HEIGHT:	35' See 4-5 for exceptions
2-20-11	MINIMUM OFF-STREET PARKING REQUIREMENTS:	See 3-2 and 4-6-3
2-20-12	MINIMUM OFF-STREET LOADING REQUIREMENTS:	See 4-6-18
2-20-13	ENTRANCE RESTRICTIONS:	See 4-7
2-20-14	ON PREMISE SIGNS:	See 4-8
2-20-15	BUFFERING REQUIREMENTS:	See 4-9
2-20-16	INDUSTRIAL PERFORMANCE STANDARDS:	See 4-10

I2	2-21 INDUSTRIAL ZONES	I2
2-21-1	INTENT:	To provide areas for industrial activity, contracting, warehousing and wholesaling, that are moderate in impact because they are operated entirely indoors except for outdoor loading facilities -- and associated retail and service establishments and agricultural activities as identified in the Permitted Use Table.
2-21-2	PERMITTED USES AND STRUCTURES:	Primary uses: see 3-2 Accessory uses: see 4-1
2-21-3	USES AND STRUCTURES ALLOWED BY SPECIAL EXCEPTION:	Primary uses: see 3-2
2-21-4	MINIMUM LOT AREA:	Served by sanitary sewer - 10000 sq.ft. Not served by sanitary sewer - as determined by the Tippecanoe County Health Department and the Division of Sanitary Engineering, Indiana State Department of Health, on a lot-by-lot basis, but in no case less than the requirement for uses served by sanitary sewer See 4-3 for exceptions
2-21-5	MINIMUM LOT WIDTH:	Served by sanitary sewer - 75' Not served by sanitary sewer - as determined by the Tippecanoe County Health Department and the Division of Sanitary Engineering, Indiana State Department of Health, on a lot-by-lot basis, but in no case less than the requirement for uses served by sanitary sewer See 4-3 for exceptions
2-21-6	LOT COVERAGE:	Maximum coverage by all buildings - 35% Minimum vegetative cover - 25%
2-21-7	MINIMUM FRONT, REAR OR SIDE SETBACK ALONG STREET FRONTAGE: See 4-4 for exceptions	Along a local street or place - 25' Along a collector street - 30' Along a secondary arterial - 40' Along a primary arterial - 60'

I2	2-21 INDUSTRIAL ZONES cont'd.	I2
2-21-8	MINIMUM REAR SETBACK NOT ALONG STREET FRONTAGE:	15' (40' if <i>rear lot line</i> abuts a <i>residential zone</i> or <i>use</i>) (Amend 43) See 4-4 for additional information
2-21-9	MINIMUM SIDE SETBACK NOT ALONG STREET FRONTAGE:	0' (30' if <i>side lot line</i> abuts a <i>residential zone</i> or <i>use</i>) (Amend 43) See 4-4 for additional information
2-21-10	MAXIMUM BUILDING HEIGHT:	50' See 4-5 for exceptions
2-21-11	MINIMUM OFF-STREET PARKING REQUIREMENTS:	See 3-2 and 4-6-3
2-21-12	MINIMUM OFF-STREET LOADING REQUIREMENTS:	See 4-6-18
2-21-13	ENTRANCE RESTRICTIONS:	See 4-7
2-21-14	ON PREMISE SIGNS:	See 4-8
2-21-15	BUFFERING REQUIREMENTS:	See 4-9
2-21-16	INDUSTRIAL PERFORMANCE STANDARDS:	See 4-10

I3	2-22 INDUSTRIAL ZONES	I3
2-22-1	INTENT:	To provide areas for industrial activity, contracting, warehousing and wholesaling, that are heavy in impact because more than just loading activities are conducted outside -- and associated retail and service establishments and agricultural activities as identified in the Permitted <i>Use</i> Table.
2-22-2	PERMITTED USES AND STRUCTURES:	<i>Primary uses:</i> see 3-2 <i>Accessory uses:</i> see 4-1
2-22-3	USES AND STRUCTURES ALLOWED BY SPECIAL EXCEPTION:	<i>Primary uses:</i> see 3-2

I3	2-22 INDUSTRIAL ZONES, cont'd.	I3
2-22-4	MINIMUM LOT AREA:	Served by sanitary sewer - 10000 sq.ft. Not served by sanitary sewer - as determined by the Tippecanoe County Health Department and the Division of Sanitary Engineering, Indiana State Department of Health, on a lot-by-lot basis, but in no case less than the requirement for uses served by sanitary sewer See 4-3 for exceptions
2-22-5	MINIMUM LOT WIDTH:	Served by sanitary sewer - 75' Not served by sanitary sewer - as determined by the Tippecanoe County Health Department and the Division of Sanitary Engineering, Indiana State Department of Health, on a lot-by-lot basis, but in no case less than the requirement for uses served by sanitary sewer See 4-3 for exceptions
2-22-6	LOT COVERAGE:	Maximum coverage by all buildings - 45% Minimum vegetative cover - 20%
2-22-7	MINIMUM FRONT, REAR OR SIDE SETBACK ALONG STREET FRONTAGE:	Along a local street or place - 25' Along a collector street - 30' Along a secondary arterial - 40' Along a primary arterial - 60' See 4-4 for exceptions
2-22-8	MINIMUM REAR SETBACK NOT ALONG STREET FRONTAGE:	15' (40' if rear lot line abuts a residential zone or use) (Amend 43) See 4-4 for additional information
2-22-9	MINIMUM SIDE SETBACK NOT ALONG STREET FRONTAGE:	0' (30' if side lot line abuts a residential zone or use) (Amend 43) See 4-4 for additional information
2-22-10	MAXIMUM BUILDING HEIGHT:	100' See 4-5 for exceptions
2-22-11	MINIMUM OFF-STREET PARKING REQUIREMENTS:	See 3-2 and 4-6-3
2-22-12	MINIMUM OFF-STREET LOADING REQUIREMENTS:	See 4-6-18

I3	2-22 INDUSTRIAL ZONES, cont'd.	I3
2-22-13	ENTRANCE RESTRICTIONS:	See 4-7
2-22-14	ON PREMISE SIGNS:	See 4-8
2-22-15	BUFFERING REQUIREMENTS:	See 4-9
2-22-16	INDUSTRIAL PERFORMANCE STANDARDS:	See 4-10

A	2-23 AGRICULTURAL ZONES	A
2-23-1	INTENT:	To provide substantial areas for agricultural <i>use</i> and only limited residential <i>development</i> including <i>mobile home parks</i> , where little or no urbanization has occurred or is planned to occur. <i>Zone</i> regulations specific to <i>mobile home parks/manufactured home communities</i> are found in 5-4 below.
2-23-2	PERMITTED USES AND STRUCTURES:	<i>Primary uses:</i> see 3-2 <i>Accessory uses:</i> see 4-1
2-23-3	USES AND STRUCTURES ALLOWED BY SPECIAL EXCEPTION:	<i>Primary uses:</i> see 3-2
2-23-4	MINIMUM LOT AREA:	Nonresidential use: Served by sanitary sewer - none Not served by sanitary sewer - as determined by the Tippecanoe County Health Department and the Division of Sanitary Engineering, Indiana State Department of Health, on a lot-by-lot basis Residential use: Served by sanitary sewer - 15000 sq.ft. (7500 sq.ft. per <i>dwelling unit</i> for a <i>two-family dwelling</i>) Not served by sanitary sewer - as determined by the Tippecanoe County Health Department (and the Division of

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Parking Groups	Special Conditions	SIC Group	PERMITTED PRIMARY USES	Residential Zones										Commercial Zones							Ind.Zns. ¹			Rural Zones				FP			
				R1	R1A	R1B	R1U	R1Z	R2	R2U	R3	R3U	R3W	R4W	NB	NBU	OR	MR	GB	HB	CB	CBW	I1	I2	I3	A	AA		AW	RE	
3-2-1 RESIDENTIAL USES:																															
1	4-11-1 (Am.6,15)	----	“Single-family dwelling” ⁵² (Amend 6)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P				P	P	P	P			
1	4-11-1 (Am.6,15)	----	“Zero-lot-line dwelling”						P																						
1	4-11-1 (Am.15)	----	“Manufactured home”	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P				P	P	P	P			
1	4-11-1 (Am.6,15)	----	“Two-family dwelling” ⁵² (Amend 6)						P	P	P	P	P	P	P	P	P	P	P	P	P				P						
2 / a		----	“Multi-family dwelling” ⁵² (Amend 6, 18)								P	P ⁵⁶	P ⁵⁶	P	P	P	P	P	P	P	P										
3 / b	4-11-1 (Am.6,15)	----	“Shared housing” ⁵² (Amend 6, 18)								P	P ⁵⁶	P ⁵⁶	P	P	P	P	P	P	P	P										
3 / b		----	“Fraternity, sorority and student cooperative”								P	P	P	P	P	P	P	P	P	P	P				P						
1		----	“Mobile home” ²																						P	P	P				
1	5-4	----	“Mobile home park/Manufactured home community” ²								P														S						
3-2-2 AGRICULTURE, FORESTRY AND FISHING:																															
4	2-26 if FP	01	Agricultural production—crops except:	P	P	P		P	P		P				P	P	P	P	P	P	P			P	P	P	P	P	P	P	
5		----	“Commercial greenhouses” ³															P						P	P	P	P	P	P	P	
4	2-26 if FP, 4-11-3	02	Agricultural production -- livestock ² except:															P	P					P	P	P	P	P	P	P	
4	4-4-9	021	“Confined feeding operation” ²																					P	P	P	P	P	P	P	
6	4-11-3	0279	Cat farms ⁴																						S	S	S	S	S	S	
6	4-11-3	0279	Dog farms ⁴																						S	S	S	S	S	S	
6		0279	Laboratory animal farms (e.g., rats, mice, guinea pigs) ⁴ (Amend 39)														S							P	P	P	S	S	S	S	
4		07	Agricultural services ⁵ except:														P		P		P			P	P	P	P	P	P	P	
4		0721	Aerial dusting and spraying																					S	S	S	S	S	S	S	
7		0741	Veterinary services for livestock																P	P					P		S				
7	4-11-3	0742	Veterinary services for animal specialties ⁶																P	P	P				P		S				
8	4-11-3	0752	Dog grooming												S	S			P		P	P			P		P				

PkngGps SpecConds SIC PERMITTED PRIMARY USES R1 R1A R1B R1U R1Z R2 R2U R3 R3U R3W R4W NB NBU OR MR GB HB CB CBW I1 I2 I3 A AA AW RE FP

See 4-6-3 / 4-6-7 below for Parking Group requirements for automobiles / bicycles. SIC Group refers to economic activities listed in 1987 *Standard Industrial Classification Manual*. Primary uses in quotes are defined in 1-10 above. Footnotes follow table. See 3-1-6 and 3-1-7 for more information on how to use this table.

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Parking Groups	Special Conditions	SIC Group	PERMITTED PRIMARY USES	Residential Zones											Commercial Zones								Ind.Zns. ¹			Rural Zones					FP
				R1	R1A	R1B	R1U	R1Z	R2	R2U	R3	R3U	R3W	R4W	NB	NBU	OR	MR	GB	HB	CB	CBW	I1	I2	I3	A	AA	AW	RE		
6	4-11-3	----	“Kennels” (BG, CH, DTN, TIPP.CO) (Amend 16, 18)																						S	S	S				
6	4-11-3	0752	Boarding kennels ⁷ (Amend 16, 18)														P	P							S	S	S				
6	4-11-3	----	“Breeding kennels” ⁷ (Amend 16, 18)																						S	S	S				
9	2-26 if FP, 4-11-2	0752	Boarding, and/or training horses ² (Amend 7)	P	P	P			P	P		P						P	P			P	P	P	P	S	P	P	P		
10	4-11-3	0752	Animal shelters, dog pounds															P	P						S	S	S				
10	4-11-3	0752	all other Animal specialty services, except veterinary ⁷																						S	S	S				
4		078	Landscape and horticultural services (Amend 31)															P				P	P	P	P		P				
8		0781	Landscape counseling and planning																												
4	2-26 if FP	08	Forestry ² except:	P	P	P			P	P		P				P	P	P			P	P	P	P	P	P	P	P	P	P	
8		085	Forestry services ⁵ (Amend 5)															P		P		P	P		P		P				
4	2-26 if FP	09	Fishing, hunting and trapping																						P	P	P		P		

3-2-3 MINING:

11	2-26 if FP, 4-11-4, 4-9-7	10	Metal mining																					S	S	S	S		S
11	2-26 if FP, 4-11-4, 4-9-7	12	Coal mining																					S	S	S	S		S
11	2-26 if FP, 4-11-4, 4-9-7	13	Oil and gas extraction																					S	S	S	S		S
11	2-26 if FP, 4-9-7, 4-11-4	14	Mining and quarrying of nonmetallic minerals, except fuels																					S	S	S	S		S

3-2-4 CONSTRUCTION:

6	4-4-11, 4-9-9	15	Building construction -- general contractors and operative builders ⁸ (Amend 36)												P	P	P		P		P	P	P	P	P	P	S	S	S
6		16	Heavy construction other than building construction -- contractors except:																					P	P	P			
6	4-9-7	1611	Asphalt or concrete paving: roads, highways, public sidewalks, and streets—contractors ^{8,9}												P	P	P		P		P	P	P	P	P	P	S	S	S

PkngGps SpecConds SIC PERMITTED PRIMARY USES R1 R1A R1B R1U R1Z R2 R2U R3 R3U R3W R4W NB NBU OR MR GB HB CB CBW I1 I2 I3 A AA AW RE FP

See 4-6-3 / 4-6-7 below for Parking Group requirements for automobiles / bicycles. SIC Group refers to economic activities listed in 1987 *Standard Industrial Classification Manual*. Primary uses in quotes are defined in 1-10 above. Footnotes follow table. See 3-1-6 and 3-1-7 for more information on how to use this table.

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Parking Groups	Special Conditions	SIC Group	PERMITTED PRIMARY USES	Residential Zones										Commercial Zones								Ind.Zns. ¹			Rural Zones				FP					
				R1	R1A	R1B	R1U	R1Z	R2	R2U	R3	R3U	R3W	R4W	NB	NBU	OR	MR	GB	HB	CB	CBW	I1	I2	I3	A	AA	AW		RE				
6	4-4-11, 4-9-9	17	Construction—special trade contractors ⁸ (Amend 36)											P	P	P		P		P	P		P	P	P	S	S	S						
3-2-5 MANUFACTURING:																																		
12 / c	4-10	20	Food and kindred products except:																			P	P	P										
12 / c	4-10	2048	Prepared feed and feed ingredients for animals and fowls, except dogs and cats																			S	S	S										
12 / c	4-10	205	Bakery products ¹⁰											P	P			P		P	P		P	P	P	P	P	P						
56/c	4-4-12	----	“Winery”(Amend 43)(also includes SIC 2084 Wine, Brandy, & Brandy Spirits) ⁵⁸																			P	P	P	P		P	P	P	S	S	S		
12 / c	4-10	21	Tobacco products																			P	P	P	P									
12 / c	4-10	22	Textile mill products																			P	P	P										
12 / c	4-10	23	Apparel and other finished products made from fabrics and similar materials ¹⁰											P	P			P		P	P		P	P	P									
12 / c	4-10	24	Lumber and wood products, except furniture except:																			P	P	P										
12 / c	4-10	2434	Wood kitchen cabinets ¹⁰																			P		P	P		P	P	P					
12 / c	4-10	25	Furniture and fixtures except:																			P	P	P										
12 / c	4-10	251	Household furniture ¹⁰											P	P			P		P	P		P	P	P									
12 / c	4-10	26	Paper and allied products ¹⁰											P	P			P		P	P		P	P	P									
12 / c	4-10	27	Printing, publishing and allied industries																					P		P	P		P	P	P			
12 / c	4-10	28	Chemicals and allied products																					P					P					
12 / c	4-10	29	Petroleum refining and related industries																						P									
12 / c	4-10	30	Rubber and miscellaneous plastics products																						P	P	P							
12 / c	4-10	31	Leather and leather products ¹⁰											P	P			P		P	P		P	P	P									
12 / c	4-10	32	Stone, clay, glass and concrete products except:																						P	P	P							
12 / c	4-10	326	Pottery & related products ¹⁰											P	P			P		P	P		P	P	P									
12 / c	4-10	33	Primary metal industries																						P									

PkngGps SpecConds SIC PERMITTED PRIMARY USES R1 R1A R1B R1U R1Z R2 R2U R3 R3U R3W R4W NB NBU OR MR GB HB CB CBW I1 I2 I3 A AA AW RE FP

See 4-6-3 / 4-6-7 below for Parking Group requirements for automobiles / bicycles. SIC Group refers to economic activities listed in 1987 *Standard Industrial Classification Manual*. Primary uses in quotes are defined in 1-10 above. Footnotes follow table. See 3-1-6 and 3-1-7 for more information on how to use this table.

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Parking Groups	Special Conditions	SIC Group	PERMITTED PRIMARY USES	Residential Zones										Commercial Zones								Ind.Zns. ¹			Rural Zones					FP	
				R1	R1A	R1B	R1U	R1Z	R2	R2U	R3	R3U	R3W	R4W	NB	NBU	OR	MR	GB	HB	CB	CBW	I1	I2	I3	A	AA	AW	RE		
12 / c	4-10	33	Primary metal industries																												
12 / c	4-10	34	Fabricated metal products, except machinery and transportation equipment except:																												
12 / c	4-10		3482-83 Ammunition																												
12 / c	4-10	35	Industrial and commercial machinery and computer equipment																												
12 / c	4-10	36	Electronic and electrical equipment and components, except computer equipment																												
12 / c	4-10	37	Transportation equipment																												
12 / c	4-10	38	Measuring, analyzing and controlling instruments; photographic, medical and optical goods; watches and clocks except:																												
12 / c	4-10	387	Watches, clocks, clockwork operated devices, and parts ¹⁰																												
12 / c	4-10	39	Miscellaneous manufacturing industries ¹⁰																												
3-2-6 TRANSPORTATION, COMMUNICATIONS, ELECTRIC, GAS AND SANITARY SERVICES:																															
6		40	Railroad transportation ¹¹ except:																												
8 / c		4013	Stations operated by or for railway companies																												
6		41	Local and suburban transit and interurban highway passenger transportation ¹² except:																												
6		4121	Taxicabs																												
8		----	Stations operated by or for local and intercity bus companies																												
6		42	Motor freight transportation & warehousing ¹²																												

PkngGps SpecConds SIC PERMITTED PRIMARY USES R1 R1A R1B R1U R1Z R2 R2U R3 R3U R3W R4W NB NBU OR MR GB HB CB CBW I1 I2 I3 A AA AW RE FP

See 4-6-3 / 4-6-7 below for Parking Group requirements for automobiles / bicycles. SIC Group refers to economic activities listed in 1987 *Standard Industrial Classification Manual*. Primary uses in quotes are defined in 1-10 above. Footnotes follow table. See 3-1-6 and 3-1-7 for more information on how to use this table.

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Parking Groups	Special Conditions	SIC Group	PERMITTED PRIMARY USES	Residential Zones										Commercial Zones								Ind.Zns. ¹			Rural Zones					FP
				R1	R1A	R1B	R1U	R1Z	R2	R2U	R3	R3U	R3W	R4W	NB	NBU	OR	MR	GB	HB	CB	CBW	I1	I2	I3	A	AA	AW	RE	
	2-26 if FP		campgrounds” ³¹											S											S	S				S
26		704	Organizational hotels and lodging houses, on membership basis ³²											P P P P											S	S				
4 / c		721	Laundry, cleaning and garment services ¹² except:											P P P P								P P P								
8 / c		7212	Garment pressing, and agents for laundries and drycleaners											P P P P																
8 / c		7215	Coin-operated laundries and drycleaning											P P P P																
		7219	Noncustom tailors and seamstresses											P P P P																
8 / c		722	Photographic studios, portrait											P P P P																
8 / c		723	Beauty shops ³³											P P P P																
8 / c		724	Barber shops ³⁴											P P P P																
8 / c		725	Shoe repair shops and shoeshine parlors											P P P P																
8 / c		726	Funeral service and crematories:																											
8 / c		726	Funeral homes											P P P P																
8 / c		726	Crematories	S	S	S	S		S	S					S	S		S	S	S				S	S	S				
27		----	“Cemeteries”	P	P	P	P		P	P												P	P	P						
8 / c		729	Miscellaneous personal services except:											P P P P																
8 / c	4-11-5	7299	“Massage establishments” (parlors)											P P P P																
8 / c		731	Advertising except:											P P P P								P P P								
8 / c		7312	Outdoor advertising services ³⁵											P P P P								P P P								
NA	4-8-10 (Amend 5)	----	“Outdoor advertising signs” ⁵¹ (Amend 4)											P								P P P								
8 / c		732	Consumer credit reporting agencies, mercantile reporting agencies, adjustment &collection agencies											P P P P								P P								
8 / c		733	Mailing, reproduction, commercial art and photography and stenographic services ¹⁰											P P P P								P P P								

PkngGps SpecConds SIC PERMITTED PRIMARY USES R1 R1A R1B R1U R1Z R2 R2U R3 R3U R3W R4W NB NBU OR MR GB HB CB CBW I1 I2 I3 A AA AW RE FP
 See 4-6-3 / 4-6-7 below for Parking Group requirements for automobiles / bicycles. SIC Group refers to economic activities listed in 1987 *Standard Industrial Classification Manual*. Primary uses in quotes are defined in 1-10 above. Footnotes follow table. See 3-1-6 and 3-1-7 for more information on how to use this table.

(Am 27)

Parking Groups	Special Conditions	SIC Group	PERMITTED PRIMARY USES	Residential Zones										Commercial Zones								Ind.Zns. ¹			Rural Zones					FP
				R1	R1A	R1B	R1U	R1Z	R2	R2U	R3	R3U	R3W	R4W	NB	NBU	OR	MR	GB	HB	CB	CBW	I1	I2	I3	A	AA	AW	RE	
4		734	Services to dwellings and other buildings except:											P	P			P		P	P	P								
4		7342	Disinfecting and pest control services ³⁵											P	P			P		P	P	P								
18		735	Miscellaneous equipment rental and leasing ^{10,12} except:											P	P			P		P	P	P								
18		7352	Medical equipment renting and leasing ¹⁰											P	P		P			P	P									
8 / c		736	Personnel supply services											P	P	P		P		P	P	P								
8 / c		737	Computer programming, data processing and other computer related services											P	P	P		P		P	P									
8 / c		738	Miscellaneous business services ^{12,35} except:											P	P	P		P		P	P									
8 / c		7384	Photofinishing laboratories ¹²											P	P	P		P		P	P									
		75	Automotive repair services and parking: see 751 -- 754 below																											
18		751	Automotive rental and leasing, without drivers															P												
4 / d		752	Automobile parking ³⁶																	P	P									
8		753	Automotive repair shops ³⁷																P	P	P									
6		754	Automotive services except repair																P	P										
8		----	“Truck tire mobile sales and service” ³⁷																P											
8		76	Miscellaneous repair shops ³⁸ except:											P	P			P		P	P					S				
8		7699	Farm machinery and - equipment service and repair ²²																P											
																										S	S	S		

PkngGps SpecConds SIC PERMITTED PRIMARY USES R1 R1A R1B R1U R1Z R2 R2U R3 R3U R3W R4W NB NBU OR MR GB HB CB CBW I1 I2 I3 A AA AW RE FP

See 4-6-3 / 4-6-7 below for Parking Group requirements for automobiles / bicycles. SIC Group refers to economic activities listed in 1987 *Standard Industrial Classification Manual*. Primary uses in quotes are defined in 1-10 above. Footnotes follow table. See 3-1-6 and 3-1-7 for more information on how to use this table.

- 23 Farm-based sales of field seeds by the owner and/or operator of that **farm** is permitted by right in A, AA and AW **zones**.
- 24 Except as noted in Footnote 55 (Amend 17), permitted in NB, NBU and CB **zones** (SIC 553), or NB, NBU CB and CBW (SIC 5999) only with no outdoor operation or storage of materials or equipment.
- 25 Permitted in HB **zones** but not within 1000' of a **residential zone** or **use**.
- 26 (WLAFF) Permitted in NB, NBU, OR, MR, CB and CBW **zones** only with no drive-in and/or drive-thru service provided.
- 27 Permitted in NB, NBU and MR **zones** only without live entertainment. Permitted in MR **zones** only under SIC 5812: Eating Places, and not SIC 5813: Drinking Places (Alcoholic Beverages).
- 28 Permitted in MR **zones** as establishments engaged only in the retail sale of prescription drugs, proprietary drugs and nonprescription medicines, which shall not carry related lines, such as cosmetics, toiletries, tobacco and novelty merchandise.
- 29 On-premise rental offices are **accessory uses**, permitted in any **zone** in which the **primary use** is permitted.
- 30 Permitted in designated **rural zones** only on tracts of 20 acres or more, and in (Amend 24) CBW **zones** only with all parking contained within the **primary use building** or an associated parking structure.
- 31 Permitted in FP **zones** (excluding the **regulatory floodway**) with permission of the Indiana State Board of Health.
- 32 **Fraternities, sororities and student cooperatives** are listed with residential **uses**, above.
- 33 Beauty culture and cosmetology schools not permitted in NB and NBU **zones**.
- 34 Barber colleges not permitted in NB and NBU **zones**.
- 35 Except in GB **zones**, permitted in designated **commercial zones** as offices only.
- 36 This does not include parking (required or otherwise) which is reserved for specific **primary uses**, and is thus **accessory** to those **uses**.
- 37 All work, materials and equipment shall be indoors.
- 38 Permitted in NB, NBU, CB and CBW **zones** only with no outdoor operation or storage of materials and equipment, and maximum **gross floor area** of 5000 sq.ft.
- 39 In **commercial zones**, permitted indoors only (Amend 31).
- 40 Permitted in NB and NBU **zones** only with maximum **gross floor area** of 5000 sq.ft.
- 41 Permitted by **special exception** in FP **zones** only as bathing beaches, canoe rentals, and fishing piers and lakes, and then only in accordance with Footnote 31 above if in an FP **zone**.
- 42 Permitted in NBU **zones** only with maximum **gross floor area** of 5000 sq.ft.
- 43 Does not include Purdue University, IVY Tech, and other educational institutions of the State of Indiana, which cannot be restricted or regulated by this ordinance.
- 44 Permitted in NB and NBU **zones** only with no outdoor operation or storage of materials and equipment, and maximum **gross floor area** of 5000 sq.ft.
- 45 Permitted in MR **zones** only as nursing schools. Flying instruction is an **accessory use** to SIC 45, Transportation by air.
- 46 Does not include **accessory child care**.
- 47 Zoological gardens permitted only on tracts of 10 acres or more.
- 48 Youth associations (YWCA, YMCA, YWHA, YMHA, etc.) are classified under SIC 8322 above.
- 49 Does not include any state agency, or the use of property owned or occupied by the State of Indiana or any state agency.
- 50 Permitted in designated **residential zones** and **rural zones** only as township trustees' offices.
- 51 Permitted in West Lafayette in I2 and I3 **zones** only. (Amend 4)
- 52 Residential **uses** in the **Courthouse Proximate Area**, NBU and CBW **zones** shall be located above the non-residential ground floor, except that one handicapped **accessible dwelling unit** may be located on the ground floor of non-elevator **buildings** in addition to non-residential **uses**. (Amendments 6, 10, 12)

FOOTNOTES TO 3-2, continued:

53 Includes all ancillary services.

54 No **business** engaged solely or primarily in the sale of mulches, soil, soil conditioners, landscape rock, or fertilizers is permitted in NB and GB **zones**. (Amend 13)

55 **Uses** engaged in both selling and installing such automotive parts as tires, transmissions, mufflers, brake linings, and glass are classified in Services, SIC 753 Automotive repair shops. (Amend 17)

56 R3U and R3W **zones** are subject to **density** caps. These can be found in subsections 2-9-4 and 2-10-4 respectively. A **density** higher than the caps permit would constitute a **use variance**, prohibited by law. Recourse is to seek rezoning to R3 and R4W respectively, which are uncapped. (Amend 18)

57 All operations shall be conducted entirely indoors. (Amend 42)

58 In A, AW, AA, I1, I2, and I3 zones, a **winery** must produce a minimum of 200 gallons of wine and/or brandy per year. Attendance at private events is limited to 85 persons per event. Public events are limited to 3 event days per month and 15 event days per calendar year. Private events at which attendance exceeds 85 persons shall be considered a public event. Sales and marketing promotions that do not encourage an extended visit on the property shall not be considered a public event. (Amend 43)

FOOTNOTES TO 4-2-1:

- 1 For **uses** served by sanitary sewer only. Minimum **lot area** and **width** for **uses** not served by sanitary sewer will be as approved by the Tippecanoe County Health Department and the Division of Sanitary Engineering, Indiana State Department of Health, on a lot-by-lot basis, and will in no case be less than 30,000 sq.ft. (Amend 31)
- 2 Applies only to **two-family** and **multi-family dwellings** in **zones** which permit them. Also applies to minimum **density** – area per **dwelling unit** – in a **rural estate subdivision** (Amend 27).
- 3 Except 60' for a **perimeter lot** outside the **urbanized sewer area**.
- 4 2000 sq.ft. for each of the first 3 **dwelling units**; 1000 sq.ft. for each one above 3.
- 5 The height of the finished floor of the upper **story** cannot exceed 14'.
- 6 For lot-area-per-dwelling-unit requirements for **university-proximate residences** in **multi-family dwellings**, see 4-3-3.
- 7 Also limited to 3 **stories**, all or any part of which are above grade at the front elevation.
- 8 Refers to residential **buildings** only.
- 9 Or to original height if being repaired, restored or rehabilitated (Amend 10).
- 10 As determined by the Tippecanoe County Health Department – as per its *Ordinance No. 99-30CM* or its successors – on a lot-by-lot basis, but in no case less than 1 acre, at least 30,000 sq.ft. of which is zoned RE, exclusive of any outlot containing drainage **easements** and/or **rural estate roads**, and exclusive of any **public street right-of-way**. Footnote 1 above does not apply. (Amend 27)
- 11 See 2-28-5 for **lots** fronting on a cul-de-sac, and for **flag lots**. (Amend 27)

4-2-2 SUMMARY OF STANDARD SETBACK REQUIREMENTS:

ZONE	ALONG STREET FRONTAGE				NOT ALONG STREET FRONTAGE			
	(Amends 16, 16a) MINIMUM SETBACK ¹ FOR PRIMARY USE BLDG, ACC.USE / STR / BLDG				MINIMUM REAR SETBACK		MINIMUM SIDE SETBACK	
	LO ³	CO	SE	PR	PrmUB	AccUSB ²	PrmUB	AccUSB
	(Amend 8)				(Amend 5, 16, 16A)			
R1 R1A R1B	25	30	40	60	25	10	6	6
R1U³ (Am 30)	15	15	15	15	20	6	6	4
R1Z	20 ⁴	30	40	60	10 ⁶	6 ⁶	5	5
R2	25	30	40	60	25	10	6	6
R2U³ (Am 30)	15	15	15	15	20	6	6	4

4-2-2 SUMMARY OF STANDARD *SETBACK* REQUIREMENTS, (cont'd.):

ZONE	ALONG STREET FRONTAGE				NOT ALONG STREET FRONTAGE			
	(Amends 16, 16a) MINIMUM SETBACK ¹ FOR PRIMARY USE BLDG, ACC.USE / STR / BLDG				MINIMUM REAR SETBACK		MINIMUM SIDE SETBACK	
	LO ³	CO	SE	PR	PrmUB	AccUSB ²	PrmUB	AccUSB
	(Amend 8)				(Amend 5, 16, 16A)			
R3	25	30	40	60	25	10	6	6
R3U³ (Am 30)	15	15	15	15	20	6	6	4
R3W¹¹ R4W¹¹ (Am 37)	25	30	40	60	25	10	6	6
NB	25	30	40	60	15	15	0 ⁸	0 ⁸
NBU (Am 10)	0	0	0	0	15	10	0 ⁸	0 ⁸
OR	25	30	40	60	25	10	20	20
MR: SF, TF MF NRES	25	30	40	60	25	6 10 25	6 6 0 ⁸	6 6 0 ⁸
GB HB	25	30	40	60	15 ⁹	15 ⁹	0 ⁷	0 ⁷
CB CBW	0	0	0	0	0	0	0	0
I1, I2 I3	25	30	40	60	15 ⁹	15 ⁹	0 ⁷	0 ⁷
A, AA AW, FP	25	30	40	60	25	10	6	6
RE¹⁰ (Am 27)	25	30	40	60	25	25	6	6

ABBREVIATIONS:

LO = *local street* or *place*
CO = *collector street*
SE = *secondary arterial*
PR = *primary arterial*

RES = residential *use*
SF = *single-family dwelling*
TF = *two-family dwelling*
MF = *multi-family dwelling*
NRES = non-residential *use*

PRIM. USE BLDG., PrmUB = *primary use building*
ACC. USE/STR/BLDG, AccUSB = *accessory use, structure* or *building* (Amends 16, 16A)

FOOTNOTES TO 4-2-2:

- 1 Minimum **setbacks** along **street frontages**, whether **front**, **rear** or **side setbacks**, depend on the classification of the **street** which the **setbacks** abut. See abbreviations above for street classifications.
- 2 In **zones** requiring a **rear setback**, that **setback** may be reduced -- but not to less than 3' for a residential **use**, 10' for a nonresidential **use** -- by counting ½ the width of an abutting public **alley** as part of the **setback**.
- 3 See 4-4-1 below on **setback** averaging.
- 4 Except 25' for a **perimeter lot**.
- 5 There can be no **setback** along the designated **zero-lot-line** side. The minimum **setback** along the non-ZLL side is 12', except 17' for a **perimeter lot** outside the **urbanized sewer area**.
- 6 Minimum **rear setback** for a **primary use building** is 10' when abutting an R1Z **zone**; it is 20' abutting any other **zone**. Minimum **side setback** for an **accessory use building** is 6' abutting R1Z, R1U, R2U and R3U **zones**; it is 10' abutting any other **zone**.
- 7 Minimum **side setback** is 30' if the **side lot line** abuts a residential **zone** or **use**.
(Amend 43)
- 8 Minimum **side setback** is 10' if the **side lot line** abuts a residential **zone** or **use**.
- 9 Minimum **rear setback** is 40' if the **rear lot line** abuts a residential **zone** or **use**.
(Amend 43)
- 10 25', measured as per 2-28-7 above. (Amend 27)
- 11 Except for South and/or North River Road, the minimum setback from a road for properties within the **urbanized sewer area** of West Lafayette is 20' or the average **setback** on the **block** face, but never less than 10'. (See 4-4-1 below on setback averaging.) (Amend 37)

4-3 LOT AREA AND LOT WIDTH**4-3-1 LOTS NOT SERVED BY SANITARY SEWER:**

As stated in Footnote 1 to the table in 4-2-1, minimum **lot areas** and **lot widths** shown are only for **primary uses** served by sanitary sewer. Minimum **lot areas** and **lot widths** for **primary uses** not served by sanitary sewer:

- (a) shall be as approved by the Tippecanoe County Health Department (and the Division of Sanitary Engineering, Indiana State Department of Health except for **single-** and **two-family residences**), on a lot-by-lot basis; and
- (b) shall in no case be less than 30,000 sq.ft.

4-3-2 SUBSTANDARD LOTS:

A **single-family dwelling**, or a nonresidential **use** may be located on a **lot** that fails to meet its **zone's** minimum **lot area** and/or **lot width** standards if:

- (a) the use is permitted in the **zone** by right or by **special exception**; and
- (b) the **zone's** **lot coverage**, **setback** and **building height** standards and the **use's** parking and **bufferyard** requirements can still be met; and

- (c) the **lot** is served by sanitary sewer or, within the platted portions of unincorporated Buck Creek, Colburn, Americus, Stockwell, Romney, West Point/Glenhall, Odell and Montmorenci, has been approved for that use by the Tippecanoe County Health Department; and
- (d) The legally created **lot** was either recorded in separate ownership or included in a recorded **subdivision** on or before January 2, 1998, the effective date of this ordinance (Amend 18).

4-3-3 LOT AREA FOR UNIVERSITY-PROXIMATE RESIDENCES IN MULTI-FAMILY DWELLINGS:

UNIT TYPE	LIVING AREA (sq.ft.)	LOT AREA, EACH OF FIRST 3 UNITS (sq.ft.)	LOT AREA, EACH ADDITIONAL UNIT (sq.ft.)
A	825 and over	2000	1000
B	650 - 824	1500	1000
C	470 - 649	1200	750
D	under 470	1000	500
Efficiency	---	800	500

For **university-proximate multi-family** projects containing more than one unit type, the 3 largest units shall be used to calculate "**lot area**, each of first 3 units".

4-3-4 LOTS ON WHICH A RESIDENTIAL USE IS CHANGED:

A **lot** on which a residential **use** is changed by increasing the number of **dwelling units**, shall meet its **zone's lot area** and **lot width** requirements for the higher number of units.

4-4 SETBACKS

4-4-1 AVERAGING SETBACKS ALONG STREET FRONTAGES:

For a **primary use building**, the minimum **setback** along a **street frontage** is reduced to the average **setback** of the existing **primary use buildings** on that **block** face (but never less than 10') if:

- (a) the frontage is along any **street** in an R1U, R2U or R3U **zone**, or along any **local street** in any other **zone** requiring a **setback** along a **street frontage**, or along any **street** in an R3W or R4W zone (except North and South River Road) located within the **urbanized sewer area** of West Lafayette (Amend 37); and
- (b) at least half the **lots** in that **block** face are already occupied by **primary use buildings**.

Any **primary use building** being removed to make way for a new **primary use building** cannot be included when calculating average **setback** along a **street frontage** for that new **building**.

4-4-2 SETBACKS FOR MULTIPLE-FRONTAGE AND NON-FRONTAGE LOTS:

- (a) A **corner lot** has just one **front setback** and one **front lot line**, as defined in 1-10.
- (b) A **through lot** has just one **front setback** marked by one **front lot line**, as defined in 1-10, if the two abutting **streets** are classified differently in the street classification system. Unless deed restrictions specify otherwise, the **lot line** abutting the **street** classified *lower* in the street classification system shall be designated the **front lot line**; it marks the **front setback**. The **lot line** abutting the *higher* classified **street** shall be designated the **rear lot line**; it marks the **rear setback**. The street classification hierarchy from lowest to highest is: **place, local street, collector street, secondary arterial, primary arterial**.
- (c) A **through lot** has two **front setbacks** marked by two **front lot lines**, as defined in 1-10, if both **streets** it abuts are classified *the same* in the street classification system.
- (d) For a lot without **street frontage**, the minimum **front setback** is 25', measured from a **lot line** designated as the **front lot line**.

4-4-3 LOCATIONS WITH SPECIAL SETBACKS:

- (a) The **setback** for **primary use** and **accessory buildings** from the **right-of-way** of North River Road (SR43 north of the Harrison Bridge) is 100':
 - (1) from the south **right-of-way line** of I-65 to 550' south of the south **right-of-way line** of Columbia Street,
 - (2) except for those **lots** also having a second **frontage** on Dehart and Robinson Streets.
- (b) The **setback** from rivers, streams and other bodies of water for **primary use** and **accessory buildings** is 25', measured horizontally from the **Flood Plain zone** boundary and certified by a Registered Land Surveyor. This **setback** applies to all new construction begun after the adoption of this section, other than attached additions to existing structures either built in compliance with an **improvement location permit**, or built before 1965.

4-4-4 SETBACKS FOR PORCHES, DECKS AND PATIOS (Amends 16, 16A):

- (a) If roofed and not attached to a **primary use building**, a porch, deck or patio is an **accessory building**; it shall observe all minimum **setbacks** for **accessory uses, structures and buildings** prescribed in the table in 4-2-2 above.
- (b) If roofed and attached to a **primary use building**, a porch, deck or patio is part of that **primary use building** and not an **accessory building**; it shall observe the minimum **setbacks** for **primary use buildings** prescribed in the table in 4-2-2 above.
- (c) Whether attached to a **primary use building** or not, an unroofed porch, deck or patio is an **accessory structure**; it may extend into a minimum **rear** or **side** (but not **front**) **setback** to within 4' of a **lot line** if:

- (1) its floor within the **setback** is no higher than the lowest floor of the **primary use building**; and
- (2) it is not enclosed higher than 3½' above that floor.

4-4-5 SETBACKS FOR STRUCTURAL PROJECTIONS AND STOOPS:

- (a) The following **structural projections** may extend up to 2' into a minimum **front, rear** or **side setback**: eaves, overhangs, chimneys, bay windows, greenhouse windows and window-mounted or wall-mounted air conditioners.
- (b) Balconies are **structural projections** that may extend up to 4' into a minimum **rear setback**, but not at all into a minimum **front** or **side setback**.
- (c) **Stoops** may extend up to 4' into a minimum **front, rear** or **side setback**.

4-4-6 SETBACKS FOR PARKING:

- (a) Except in 4-4-6-b through 4-4-6-d below, required parking is not permitted in the **front setback** of any residential **use**, or any residential **zone** (Amend 8). Optional parking is also not permitted in the **front setback** of any residential **use**, except in driveways and turnarounds.
- (b) A **single-family dwelling** may have one of its 2 required **parking spaces** in a driveway or turnaround in its **front setback** (but not under roof) if:
 - (1) its **lot area** and **lot width** do not exceed the minimums for R1B **zones**; or
 - (2) the **lot** on which it is situated meets all requirements of 4-3-2 above.
- (c) Required parking is permitted in the **front setback** in any **residential** or RE **zone** when it is used as a drop-off for a **child care home** on that same **lot** (Amend 27).
- (d) Required parking is permitted in the **front setback** in any **zone** when it accommodates a **home occupation** within a **dwelling** on that same **lot**.
- (e) Neither required nor optional parking is permitted in any **no-parking setback**. Except where crossed by driveways, a **no-parking setback** cannot be covered with **impervious surface**, and is subject to landscape requirements of the jurisdiction in which it is located. Regarding the **development** of **multi-family dwellings**, the **no parking setback** pertains only to the perimeter of the **development**, and not to any internal **lot lines** (Amend 5).
- (f) No **parking space** shall be located between a **building** and the **right-of-way line** of any adjoining **street** in NBU, CB or CBW **zones**, except at sites surrounded on all sides by **streets**.
- (g) For all permitted **uses** other than **single-** and **two-family dwellings**, **parking spaces** may be located in a required **front setback** in NB, OR, MR, GB, HB, I1, I2 and I3 **zones**. However, these **parking spaces** cannot be placed within any **no-parking setback**, 4-4-6-e above, nor any **vision setback**, 4-4-7 below.

separation, listed in 4-4-9-a-1 below, shall be measured from that **use** to the enclosure which defines the **confined feeding operation**. (Amend 2)

4-4-9-a-1 TABLE OF CONFINED FEEDING OPERATION SETBACKS:

USE, ZONE, OR ENVIRONMENTAL ELEMENT	CFO SETBACK
Flood plain (FP) zone	100'
Local street, collector street or secondary arterial	50'
Primary arterial	60'
Water well, other than one serving only the confined feeding operation	100'
Stream, ditch or other body of water	300'
Residential zone	1000'
Dwelling (other than that of an on-site owner or caretaker)	1000'
(Amend 2)	1000'
School, church or other place of public assembly	1000'

- (b) In the presence of an existing **confined feeding operation**, a new **dwelling** (other than that of an on-site owner or caretaker), new school, new church or other place of public assembly shall not be built within 1000' of that **confined feeding operation**, measured from that **primary use building** to the enclosure which defines the **confined feeding operation**.
- (c) Expansion of a **confined feeding operation** which otherwise existed at the time this ordinance became effective or was amended shall still comply with **Flood Plain (FP) zone, street/arterial**, water well, stream, ditch or other body of water, and **residential zone setbacks** as set forth in 4-4-9-a-1 above. (Amend 2)

4-4-10 SETBACKS FOR GASOLINE SERVICE STATION CANOPIES: (Amend 23B)

Whether attached or freestanding, the leading edge of a **gasoline service station canopy** shall be set at least 10' back from the edge of any **right-of-way**.

4-4-11 SETBACKS FOR CONTRACTORS AND BUILDERS IN A, AA, & AW ZONES:

Outdoor storage of materials and equipment associated with **primary uses** SIC 15 and 17 shall be set back a minimum of 200' from a road right-of-way or front lot line, and 100' from side and rear lot lines when adjoining a residential **use** or **residential zone**. (Amend 36)

4-4-12 SETBACKS FOR WINERIES (Amend 43)

A **winery** located in A, AA, and AW zones shall be subject to the **setbacks** for uses in GB zones. Unroofed outdoor tasting decks and patios are also subject to all setback requirements.

4-5 HEIGHT

4-5-1 EXCEPTIONS:

- (a) In addition to the **building height** regulations shown in the table in 4-2-1 above, all **structures** are subject to the air space control height restrictions surrounding airports, as shown in 5-3-4 below.
- (b) Height regulations, other than those indicated in 5-3-4 below, do not apply to these **structures**:
 - (1) **accessory communications towers**;
 - (2) **antennas**;
 - (3) belfries;
 - (4) chimneys;
 - (5) church steeples;
 - (6) construction equipment;
 - (7) conveyors;
 - (8) cooling towers;
 - (9) cranes;
 - (10) elevator bulkheads;
 - (11) fire towers;
 - (12) flagpoles;
 - (13) monuments;
 - (14) ornamental towers or spires;
 - (15) penthouses (for machinery);
 - (16) power transmission towers;
 - (17) **primary communications towers**;
 - (18) silos;
 - (19) smoke stacks;
 - (20) stage towers and scenery lofts;
 - (21) storage towers;
 - (22) tanks; and
 - (23) water towers.
- (c) In any **zone**, except R3W and R4W, and (Amend 18) except as precluded by 5-3-4 below, a **building** may be erected to a height in excess of the limits shown in the table in 4-2-1 above, if its **setbacks** exceed minimum requirements: 2' of additional height for each 1' of additional **setback** over the minimum requirement on all sides.

4-6 PARKING AND LOADING REQUIREMENTS

4-6-1 PURPOSES AND INTENT:

To reduce traffic problems and hazards, every permitted **use** shall provide enough on-site **parking spaces** to accommodate the number of motor vehicles and bicycles that ordinarily are attracted to that **use**. This provides additional traffic lanes for major **streets**, provides more traffic capacity on major **streets**, allows faster emergency access, and allows narrower local streets to be

designed within **subdivisions**. Secondary purposes include: minimizing development problems with neighboring **uses**; providing for special parking needs for individuals with disabilities and bicyclists; providing adequate parking for all **uses**; and, allowing flexibility in meeting the community's parking needs.

4-6-2 REQUIRED PARKING SPACES:

- (a) **(LAFAYETTE, WEST LAFAYETTE, DAYTON, BATTLE GROUND, CLARKS HILL)** The following 7 tables indicate the minimum number of on-site **parking spaces** that shall be provided for residents, guests, employees and customers. The tables in 4-6-3 and 4-6-7 correspond to the parking group numbers and letters that appear in the first column next to every use in the Permitted Use Table (3-2 above). A parking group number alone is a reference to 4-6-3, automobile parking. A parking group number followed by a slash and a parking group letter, is a reference to first 4-6-3, automobile parking, and then 4-6-7, bicycle parking. Note that for West Lafayette's **university-proximate residences**, the table in 4-6-4 supersedes 4-6-3, and the table in 4-6-8 supersedes 4-6-7. For **integrated centers** having **gross leasable areas** of at least 50,000 sq.ft., the table in 4-6-5 supersedes 4-6-3, and the table in 4-6-9 supersedes 4-6-7. The table in 4-6-6 provides requirements for **parking spaces** that are **accessible** to individuals with disabilities.
- (a) **(TIPPECANOE COUNTY)** Tables 4-6-3 through 4-6-6 indicate the minimum number of on-site **parking spaces** that shall be provided for residents, guests, employees and customers. The table in 4-6-3 corresponds to the parking group numbers that appear in the first column next to every use in the Permitted Use Table (3-2 above). Note that for **integrated centers** having **gross leasable areas** of at least 50,000 sq.ft., the table in 4-6-5 supersedes 4-6-3. The table in 4-6-6 provides requirements for **parking spaces** that are **accessible** to individuals with disabilities.
- (b) All partial space requirements shall be rounded to the next highest number of usable **parking spaces**.

4-6-3 REQUIRED AUTO PARKING SPACES FOR ALL USES LISTED IN THE PERMITTED USE TABLE:

PARKING GROUP	REQUIRED AUTO PARKING SPACES
1	2 per dwelling unit . (University-proximate residences : see 4-6-4.)
2	(WEST LAFAYETTE., TIPPECANOE COUNTY, DAYTON, BATTLE GROUND, CLARKS HILL) 2 per dwelling unit . (University-proximate residences : see 4-6-4.) (LAF.) 1.5 per dwelling unit for efficiency and 1- bedroom units; 1.75 per dwelling unit for 2- bedroom units; 2 per dwelling unit for 3-or-more- bedroom units.

3	0.75 per each occupant at capacity.
4	1 per employee on the largest shift.
5	1 per each 100 sq.ft. of retail sales area for the first 5,000 sq.ft., plus 1 per each 200 sq.ft. of retail sales area above 5,000 sq.ft.; Greenhouse sales area: 1 per each 1,000 sq.ft. plus 1 per each 500 sq.ft. of greenhouse sales area above 1,000 sq.ft.; Exterior nursery sales area: 1 per each 5,000 sq.ft. of exterior nursery sales area.
6	1 per employee on the largest shift, plus 1 per 200 sq.ft. of office, sales, or similar floor area.
7	5 per doctor.
8	1 per 200 sq.ft. of gross floor area .
9	1 per 4 pens or stables.
10	1 per 10 animal spaces (cages or pens), but no fewer than 4.
11	1 per employee on the largest shift, plus 1 per each business vehicle.
12	1 per each 1,000 sq.ft. of gross floor area , plus 1 per each 200 sq.ft. of office, sales, or similar floor area; except 1 per 200 sq.ft. of gross floor area where limited to 5000 sq.ft. of gross floor area .
13	3 per 200 storage units, with the spaces located adjacent to the leasing office, plus 2 for live-in manager.
14	5 per customer window, plus 1 per employee on the largest shift, and 1 per company vehicle.
15	1 per employee, plus 1 per each based or daily transient aircraft, and 1 per 200 sq.ft. of net floor area of waiting room.
16	1 per employee on the largest shift, plus queuing spaces required in 4-6-10 below; the Administrative Officer may determine if existing parking spaces and maneuvering aisles are sufficient to meet this requirement.
17	1 per employee on the largest shift, plus 1 per 400 sq.ft. of gross floor area .
18	1 per 400 sq.ft. of gross floor area .
19	1 per 100 sq.ft. of gross floor area .
20	1 per 200 sq.ft. of gross floor area ; except 1 per 400 sq.ft. gross floor area for: Building materials, used; Furniture stores, new or secondhand; Furniture, antique; Floor covering stores; Drapery, curtain, and upholstery stores; and Household appliance stores.
21	1 per guest room, plus 1 per 100 sq.ft. of net floor area for eating and drinking places associated with the hotel or motel.
22	1 per guest room, plus 2 per permanent residence .
23	1 per bed.

4-6-3 REQUIRED AUTO PARKING SPACES FOR ALL USES LISTED IN THE PERMITTED USE TABLE, cont'd.:

PARKING GROUP	REQUIRED AUTO PARKING SPACES
54	1 per employee on the largest shift, plus 1 per 3 volunteer personnel on a normal shift, plus 1 per 200 sq.ft. of net floor area of business office.
55	1 per 500 sq.ft. of gross floor area (Amend 7).
56	1 per employee plus 1 per business vehicle plus 1 per 200 sq.ft. of gross floor area of reception, sales, and indoor rooms and outdoor tasting decks and/or patios. Additionally, for public events, grass or gravel overflow parking areas are required and shall be of sufficient size to accommodate all vehicles. Vehicles parked along public roads shall be evidence of non-compliance with this requirement. (Amend 43)
For permitted uses not covered by this table, required auto parking shall be as determined by the Administrative Officer .	

4-6-4 REQUIRED AUTO PARKING SPACES FOR UNIVERSITY-PROXIMATE RESIDENCES:

UNIT TYPE	LIVING AREA (sq.ft.)	AUTO PARKING SPACES (per unit)
A	825 and over	3.0
B	650 - 824	2.25
C	470 - 649	1.6
D	under 470	1.1
Efficiency	-----	1.0

4-6-5 REQUIRED AUTO PARKING SPACES FOR INTEGRATED CENTERS WITH GROSS LEASABLE AREAS OF 50,000 SQ.FT. OR MORE:

SIZE OF INTEGRATED CENTER (sq.ft. GLA)	REQUIRED AUTO PARKING SPACES per 1,000 sq.ft. GLA
50,000 - 400,000	4
400,000 - 600,000	4.5
600,000 and over	5

- (a) Office uses occupying less than 10% **gross leasable area (GLA)** in an **integrated center** are included in the above standards. Additional office use beyond 10% **GLA** shall provide one **parking space** per each additional 200 sq.ft. **GFA**.
- (b) Motion picture theaters in **integrated centers** shall provide an additional 3 **parking spaces** per 100 seats if either:
 - (1) **GFA** for the **integrated center** is less than 100,000 sq.ft.; or
 - (2) **GFA** for the **integrated center** is between 100,000 and 200,000 sq.ft., and there are more than 450 motion picture theatre seats; or

- (3) **GFA** for the **integrated center** is 200,001+ sq.ft., and there are more than 750 motion picture theatre seats.
- (c) **Integrated centers** with **GLAs** under 50,000 sq.ft. shall provide **parking spaces** equal in sum to all the uses in that center.

4-6-6 REQUIRED PARKING SPACES ACCESSIBLE TO INDIVIDUALS WITH DISABILITIES:

TOTAL PARKING SPACES IN PARKING AREA	REQUIRED MINIMUM NUMBER OF ACCESSIBLE PARKING SPACES
1 -- 25	1
26 -- 50	2
51 -- 75	3
76 -- 100	4
101 -- 150	5
151 -- 200	6
201 -- 300	7
301 -- 400	8
401 -- 500	9
501 -- 1000	2% of total
1001+	20 + 1 for up to each 100 over 1000

- (a) This requirement does not apply to **single-** and **two-family dwellings**, nor any **home occupation** authorized therein.
- (b) **Accessible parking spaces** shall be designated as reserved by a sign showing the accessibility symbol, as approved by the **Administrative Officer**. One in every 8 **accessible parking spaces**, but not less than 1, shall be designated "van accessible," unless all **accessible parking spaces** conform with "universal parking design" standards as permitted in 4-6-15-c-3. If the universal parking design is not used, then an additional "van accessible" **sign** shall be mounted below the accessibility symbol. These **signs** shall be located so they cannot be obscured by a vehicle in the parking space.
- (c) **Parking spaces** designated for individuals with disabilities shall be located on the shortest possible **accessible route** to an **accessible** entrance of the **building**. In off-site **parking areas**, **parking spaces** for individuals with disabilities shall be located on the shortest possible **accessible route** to an **accessible** pedestrian entrance of the **parking area**.